



# **Miami-Dade County Public Schools**

*giving our students the world*

**Superintendent of Schools**  
*Rudolph F. Crew, Ed.D.*

**Ana Rijo-Conde, AICP, Facilities Planning Officer**  
*Facilities Planning*

January 25, 2005

**Miami-Dade County School Board**

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Ms. Maria Teresa-Fojo, Division Chief  
Miami-Dade County  
Department of Planning and Zoning  
Zoning Evaluation Section  
111 NW 1 Street, Suite 1110  
Miami, Florida 33128

**Re: Dadeland Breezes Apartments, LLC - Application No. 04-366 (CC12)**  
**North of SW 88 Street on the West side of State Road 826**  
**Updated**

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that all of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Kenwood Elemiddle School and South Miami Senior High School currently operating at 131% and 146% of FISH % utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH % utilization of Kenwood Elemiddle School and South Miami Senior High School to 136% and 147%, respectively (please see attached analysis).

Pursuant to the Interlocal, the District met with the applicant's legal counsel on January 24, 2005, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the School District to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

Please note the attached analysis depicts the relief schools planned in the area, which includes the recently approved Facilities Five Year Work Program.

Ms. Maria Teresa Fojo  
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Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications in the area of impact.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

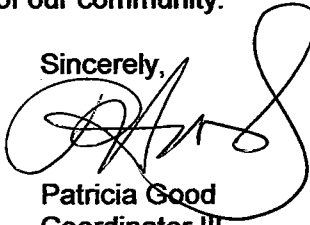
**New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee**

As an example, assuming the proposed unit is 2,000 square feet, the 640-unit development is estimated to generate approximately \$1,566,720 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good  
Coordinator III

PG:am  
L-561  
Attachment

cc: Ms. Ana Rijo-Conde  
Mr. Fernando Albuerne  
Mr. Michael A. Levine  
Mr. Ivan M. Rodriguez  
Ms. Vivian Villaamil  
Mr. Juan Mayol

## **SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** No. 04-366, Dadeland Breezes Apartments, LLC (12)

**REQUEST:** Zone change from RU-4M to PAD

**ACRES:** 11.11 acres

**MSA/Multiplier:** 5.5/.25

**LOCATION:** North of SW 88 Street on the West side of State Road 826

**UNITS:** 242 additional units (398 units currently permitted under existing zoning classification, for a total of 640 units)

**ESTIMATED STUDENT POPULATION:** 61 students \*

**ELEMENTARY:** 28

**MIDDLE:** 15

**SENIOR:** 18

### **SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMIDDLE:** Kenwood Elemiddle - 9300 SW 79 Ave.

**SENIOR HIGH:** South Miami Senior - 6856 SW 53 St.

All schools are located in Region 5

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2004:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Kenwood	1136/	854	133%/	16	131%/
Elemiddle	1179*		138%*		136%*
South Miami Sr.	2858/	1695	169%/	261	146%/
	2876*		170%*		147%*

\* increased student population as a result of the proposed development

Note:

- 1) The cumulative effect of other approved or proposed developments in the vicinity is not included as part of this analysis, however is hereby attached in this package.
- 2) Figures above reflect the impact of the class size amendment.
- 3) Pursuant to the Interlocal Agreement, all of the schools meet the review threshold.

#### PLANNED RELIEF SCHOOLS IN THE AREA

(information included in Capital Improvement Projects Report of December 9, 2004):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Classroom addition at Kenwood K-8 Center (242 student stations)	Design	August 2005
State School "NNN" At South Miami Sr. (900 additional student stations)	Construction	April 2006

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$355,813.

**CAPITAL COSTS:** Based on the State's January-2005 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	28	x	\$ 13,480	=	\$ 377,440
MIDDLE	15	x	\$ 15,456	=	\$ 231,840
SENIOR	18	x	\$ 20,453	=	\$ 368,154
Total Potential Capital Cost					\$ 977,434

\* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

**ZONING REPORT**  
(APPLICATIONS REVIEWED SINCE JANUARY 2001)  
CC12

	Applicant Name & Number	Location Address	Units/Students	Schools	Board District(s)/ Region(s)	Community Council/ Date	Approved/ Denied/ Comments
1	HOWARD MARLOWE #03-243	N of SW 32 St. and W of SW 145 Ave.	7 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	7/5 8/5 7/5	CC12	WITHDRAWN
2	OTTO GONZALEZ JR. #01-364	6725 SW 97 Ave.	1 Units/ 0 Students	SNAPPER CREEK ELEM GLADES MID SOUTHWEST MIAMI SR	8/5 8/5 8/5	CC12 1/24/02	DENIED
3	TASNIM UDDIN #02-266	E of SW 89 Ct. and N of SW 72 St.	8 Units/ 3 Students	BLUE LAKES ELEM-1 GLADES MID-1 KILLIAN SR-1	8/5 8/5 6/5	CC12 10/09/03	APPROVED
4	CAULEY PALISADE CORP. #02-096	9325 SW 128 St.	7 Units/ 3 Students	VINELAND ELEM-1 PALMETTO MID-1 KILLIAN SR-1	7/5 9/5 6/5	CC12 10/22/02	APPROVED
5	HARLON & ANN SACHS #02-140	9500 SW 68 St.	3 Units/ 1 Student	SNAPPER CREEK ELEM-1 GLADES MID SOUTHWEST MIAMI SR	8/5 8/5 8/5	CC12 10/22/02	APPROVED
6	ARLENE POLLOCK #01-110	S of SW 96 St. and W of SW 107 Ct.	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR	7/5 7/5 6/5	CC12 11/07/01	APPROVED
7	DAVID KING #01-109	SW of SW 96 St. and SW 107 Ct.	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR	7/5 7/5 6/5	CC12 11/07/01	APPROVED
8	JAY A. DAVIS #01-108	S of SW 96 St. and W of SW 107 Ave.	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR	7/5 7/5 6/5	CC12 11/07/01	APPROVED
9	HENRY FORERO #02-172	13010 SW 102 Ave.	4 Units/ 1 Student	LEEWOOD ELEM-1 PALMETTO MID KILLIAN SR	7/5 9/5 6/5	CC12 11/26/02	APPROVED
10	JORGE A. RODRIGUEZ #02-264	5810 SW 97 Ave.	1 Units/ 0 Students	SNAPPER CREEK ELEM GLADES MID SOUTHWEST MIAMI SR	8/5 8/5 8/5	CC12 11/26/02	APPROVED
11	LUDLAM POINT CLUB, LLC #02-221	6801 SW 44 St.	118 Units/ 17 Students	S. MIAMI ELEM-8 S. MIAMI MID-4 S. MIAMI SR-5	6/5 6/5 8/5	CC12 11/26/02	APPROVED
12	HHJ DEVELOPMENT, LLC #01-388	8820-90 SW 94 St.	3 Units/ 1 Student	KENWOOD ELEMID-1 KILLIAN SR	6/5 6/5	CC12 11/26/02	DENIED
13	AVIS KAPLOW KALLAN #02-269	11860 SW 80 St.	58 Units/ 32 Students	SUNSET PARK ELEM-15 GLADES MID-8 KILLIAN SR-9	6/5 8/5 6/5	CC12 12/18/02	APPROVED
14	MARTA DE VARONA #00-370	9390 SW 66 St.	2 Units/ 1 Student	SNAPPER CREEK ELEM-1 GLADES MID SOUTHWEST MIAMI SR	8/5 8/5 8/5	CC12 2/20/01	APPROVED

**ZONING REPORT**  
(APPLICATIONS REVIEWED SINCE JANUARY 2001)  
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15	EMILIA A. LAVIN #01-375	7890 SW 72 Ave.	4 Units/ 2 Students	LUPLAM ELEM-1 S. MIAMI MID-1 S. MIAMI SR	6/5 6/5 8/5	CC12 3/26/02	DENIED
16	RAMON LAVIN #01-378	N of SW 80 St. and approx. 152' W of SW 72 Ave.	3 Units/ 1 Student	LUPLAM ELEM-1 S. MIAMI MID S. MIAMI SR	6/5 6/5 8/5	CC12 3/26/02	DENIED
17	JOSEPH C. SHAW, TRUSTEE #02-182	7990 SW 112 St.	3 Units/ 1 Student	VINELAND ELEM-1 PALMETTO MID PALMETTO SR	7/5 9/5 9/5	CC12 5/13/03	APPROVED
18	RAUL & JUANA GAMAZO #02-345	10305 SW 70 St.	1 Units/ 0 Students	SNAPPER CREEK ELEM GLADES MID SOUTHWEST MIAMI SR	8/5 8/5 8/5	CC12 5/13/03	APPROVED
19	PHILLIP & DONNA SLOTSKY, ET AL #02-346	S of SW 112 St. and W of SW 87 Ave.	5 Units/ 2 Students	VINELAND ELEM-1 PALMETTO MID-1 KILLIAN SR	7/5 9/5 6/5	CC12 5/13/03	WITHDRAWN
20	ROSA, OTIS & JAMES WHITEHEAD #03-024	S of SW 126 St. & E of SW 92 Ave.	11 Units/ 4 Students	VINELAND ELEM-2 PALMETTO MID-1 PALMETTO SR-1	7/5 9/5 9/5	CC12 5/28/03	APPROVED
21	SILVERWINGS DEVELOPMENT LLC #03-035	E of SW 80 Ave. & S of SW 110 St.	17 Units/ 6 Students	VINELAND ELEM-3 PALMETTO MID-1 PALMETTO SR-2	7/5 9/5 9/5	CC12 5/28/03	APPROVED
22	GENERAL CONFERENCE CORP OF 7TH DAY ADVENTIST #00-440	8100 SW 117 Ave.	10 Units/ 6 Students	SUNSET PARK ELEM-3 GLADES MID-1 KILLIAN SR-2	6/5 8/5 6/5	CC12 7/05/01	APPROVED
23	JIMMY DIAZ #03-109	4920 SW 76 St.	1 Units/ 0 Students	CORAL GABLES ELEM PONCE DE LEON MID CORAL GABLES SR	6/4 9/4 6/4	CC12 7/3/03	APPROVED
24	ROBERT S. NEUMANN #03-083	9720 SW 92 Terr.	2 Units/ 1 Student	KENDALE ELEM-1 GLADES MID KILLIAN SR	7/5 8/5 6/5	CC12 7/3/03	APPROVED
25	SLMK COP. & LAURISSE K. MASRI, TRUSTEE #03-118	SEC of SW 84 Ave. & S of SW 110 St.	3 Units/ 1 Student	VINELAND ELEM-1 PALMETTO MID KILLIAN SR	7/5 9/5 6/5	CC12 7/3/03	APPROVED
26	MARQUISE'S INVESTMENTS, LLC #00-176	9520 SW 92 St.	3 Units/ 1 Student	KENDALE ELEM-1 GLADES MID KILLIAN SR	7/5 8/5 6/5	CC12 9/20/01	APPROVED
27	HHJ DEVELOPMENT, LLC #03-117	SEC of SW 89 Ave. & SW 94 St.	3 Units/ 1 Student	KENWOOD ELEMID-1 KILLIAN SR	6/5 6/5	CC12 9/23/03	APPROVED
28	AMIGOS INVESTMENT, INC. #03-351	13630 SW 97 Ave.	3 Units/ 2 Students	LEEWOOD ELEM-1 PALMETTO MID-0 KILLIAN SR-1	7/5 9/5 6/5	CC12 7/6/04	WITHDRAWN

**ZONING REPORT**  
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29	A WALK IN GLOWAY PARK, INC #03-318	NWC of SW 112 St. and SW 87 Ave.	4 Units/ 2 Student	VINELAND ELEM-1 PALMETTO MID-0 KILLIAN SR-1	7/5 9/5 6/5	CC12 BCC 11/18/04	APPROVED
30	MYSTIC FOREST INVESTMENTS III, INC. #03-358	NWC of SW 119 Ct. and SW 80 St.	20 Units/ 10 Students	SUNSET PARK ELEM-5 GLADES MID-2 KILLIAN SR-3	6/5 8/5 6/5	CC12 9/8/04	APPROVED
31	FRANCIS B. COMPTON #03-271	SW 124 St. and SW 95 Ave.	23 Units/ 10 Student	VINELAND ELEM-5 PALMETTO MID-2 KILLIAN SR-3	7/5 9/5 6/5	CC12 9/8/04	APPROVED
32	ENRIQUE PIWKO #03-333	NEC of SW 84 Ave. and SW 94 St.	2 Units/ 1 Student	KENWOOD ELEMID-1 KILLIAN SR	6/5 6/5	CC12 3/10/04	APPROVED
33	A WALK IN FALL PARK, INC. #03-320	SWC of SW 148 St. and SW 93 Ave.	10 Units/ 5 Students	VINELAND ELEM-2 SOUTHWOOD MID-1 PALMETTO SR-2	7/5 9/5 9/5	CC12 1/25/05	PENDING
34	SILVIO & JUANA YOLANDA ALVA #04-112	SEC of SW 64 St. and SW 97 Ave.	1 Unit/ 0 Students	SNAPPER CREEK ELEM-0 GLADES MID-0 SW MIAMI SR-0	8/5 8/5 8/5	CC12 10/13/04	APPROVED
35	PINES DEVELOPMENT CORP. #04-333	9795 SW 107 Ave.	3 Units/ 1 Students	KENDALE ELEM-1 ARVIDA MID-0 KILLIAN SR-0	7/5 7/5 6/5	CC12	PENDING

Note: There are two applications that are pending which would generate 6 students.

**ZONING REPORT**  
(APPLICATIONS REVIEWED SINCE JANUARY 2001)  
CC12

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
BLUE LAKES ELEM	540	1	541	760	36	68%
KENDALE ELEM	590	5	595	459	18	125%
KENWOOD ELEM	1136	2	1138	854	16	131%
LEEWOOD ELEM	620	1	621	594	40	98%
S. MIAMI ELEM	553	8	561	283	128	136%
SNAPPER CREEK ELEM	604	2	606	480	0	126%
SUNSET PARK ELEM	655	23	678	704	18	94%
VINELAND ELEM	624	14	638	537	112	98%
ELEMENTARY TOTALS	5322	56	5378	4671	368	107%
ARVIDA MID	1798	3	1801	892	158	172%
GLADES MID	1550	12	1562	804	158	162%
PALMETTO MID	1746	5	1751	905	139	168%
S. MIAMI MID	1260	4	1264	719	79	158%
MIDDLE TOTALS	6354	24	6378	3320	534	165%
MIAMI KILLIAN SR	3780	20	3800	2148	238	159%
MIAMI PALMETTO SR	3550	3	3553	2053	238	155%
SOUTH MIAMI SR	2858	5	2863	1695	261	146%
SENIOR HIGH TOTALS	10188	28	10213	5896	737	154%

<b>TOTAL</b>	<b>21864</b>	<b>108</b>	<b>21972</b>	<b>13887</b>	<b>1639</b>	<b>142%</b>
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# Miami-Dade County Public Schools Charter School Operations

## Existing Charter School

- 1 Archimedeon Academy, 10870 SW 113 Place, Miami, FL 33176
- 2 ASPIRA Eugenio Maria de Hostos Youth Leadership, 3650 North Miami Avenue, Miami, FL 33127
- 3 ASPIRA South Youth Leadership, 14112-14 SW 288 Street, Lelsure City, FL 33033
- 4 ASPIRA Youth Leadership, 13300 Memorial Highway, North Miami, FL 33161
- 5 Aventura Charter Elementary School, 3333 NE 188 Street, Miami, FL 33180
- 6 Coral Reef Montessori Academy, 10853 SW 216 Street, Miami, FL 33157
- 7 Doral Academy, 2450 NW 97 Avenue, Miami, FL 33172
- 8 Doral Academy Charter Middle School, 2601 NW 112 Avenue, Miami, FL 33172
- 9 Doral Academy High School, 11100 NW 27 Street, Miami, FL 33172
- 10 Downtown Miami Charter School, 305 NW 3 Avenue, Miami, FL 33128
- 11 Florida International Academy, 7630 Biscayne Boulevard, Miami, FL 33138
- 12 Theodore R. & Thelma A. Gibson Charter School, 3634 Grand Avenue, Miami, FL 33133
- 13 Keys Gate Charter School, 2000 SE 28 Avenue, Homestead, FL 33035
- 14 Liberty City Charter School, 8700 NW 5 Avenue, Miami, FL 33150
- 15 Mater Academy, 7700 NW 98 Street, Hialeah Gardens, FL 33016
- 16 Mater Academy Charter Middle School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
- 17 Mater Academy Charter High School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
- 18 Mater Academy East, 450 SW 4 Street, Miami, FL 33130
- 19 M/S Barry University Connected Learning Center, 11441 NW 2 Avenue, Miami Shores, FL 33168
- 20 North County Charter School, 3400 NW 135 Street, Miami, FL 33054
- 21 North Dade Community Charter School, 13850 NW 26 Avenue, Opa-Locka, FL 33054
- 22 Northeast Academy, 3400 NW 135 Street, Miami, FL 33054
- 23 Pinecrest Preparatory Academy, 14301 SW 42 Street, Miami, FL 33175
- 24 Pinecrest Preparatory Academy Charter Middle School, 14301 SW 42 Street, Miami, FL 33175
- 25 Rosa Parks Charter School/Florida City, 713 West Palm Drive, Florida City, FL 33034
- 26 Rosa Parks Community School/Overtown, 430 NW 9 Street, Miami, FL 33136
- 27 Ryder Elementary Charter School, 8360 NW 33 Street, Miami, FL 33122
- 28 Sandor Wiener School of Opportunity  
Main Campus: 20000 NW 47 Court, Opa-Locka, FL 33055  
Kendall Campus: 11025 SW 84 Street, Miami, FL 33173
- 29 Spiral Tech Elementary Charter School, 12400 SW 72 Street, Miami, FL 33183
- 30 Vankara Academy Charter School, 13307-11 Alexandria Drive, Opa-Locka, FL 33054
- 31 Youth Co-Op, 12051 West Okeechobee Road, Hialeah Gardens, FL 33018

## Approved Contracts for 2004-2005

- 32 Academy of Arts & Minds, 3138 Commodore Plaza, Miami, FL 33133
- 33 Balera Language Academy, 10600 Caribbean Blvd., FL 33189 \*
- 34 International Studies Charter High, 3280 South Miami Avenue, Miami, FL 33127
- 35 Las Palmas Charter School, 14250 SW 202 Avenue, Miami, FL 33196
- 36 Miami Children's Museum Charter School, 450 SW 4 Street, Miami, FL 33130 (temporary location)

## Approved Contracts for 2004-2005 (Continued)

- 37 Miami Community Charter School, 101 SW Redland Road, FL 33034 \*
- 38 Pinecrest Preparatory Academy Charter High School (two locations)  
Main Campus (Kendall Greens): SW 80 Street & 150 Avenue, Miami, FL 33193 and  
Holy Cross Campus: 12425 SW 72 Street, Miami, FL 33183
- 39 School for Integrated Academics and Technologies (SIATech) (two locations)  
Main Campus: 3050 NW 183 Street, Miami, FL 33058, and  
Homestead Campus: 12350 SW 285 Street, Homestead, FL 33033
- 40 Somerset Academy, 8750 NW 21 Terr., Miami, FL 33172 and  
2601 NW 112 Avenue, Miami, FL 33172 (temporary locations for 2004-2005)  
SW 117 Avenue and 232 Street, Miami, FL 33170 (permanent location)
- 41 Somerset Academy Charter Middle School  
2601 NW 112 Avenue, Miami, FL 33172 and  
8750 NW 21 Terr., Miami, FL 33172 (temporary locations for 2004-2005)  
SW 117 Avenue and SW 232 Street, Miami FL 33170 (permanent)
- 42 Somerset Academy Charter High School, 11100 NW 27 Street, Miami, FL 33172 and  
2601 NW 112 Avenue, Miami, FL 33172 (temporary locations)
- 43 Sweet Home Charter School, 17201 SW 103 Avenue, Miami, FL 33157 (temporary location)  
SW 190 Street and 112 Avenue, Miami, FL 33157 \*

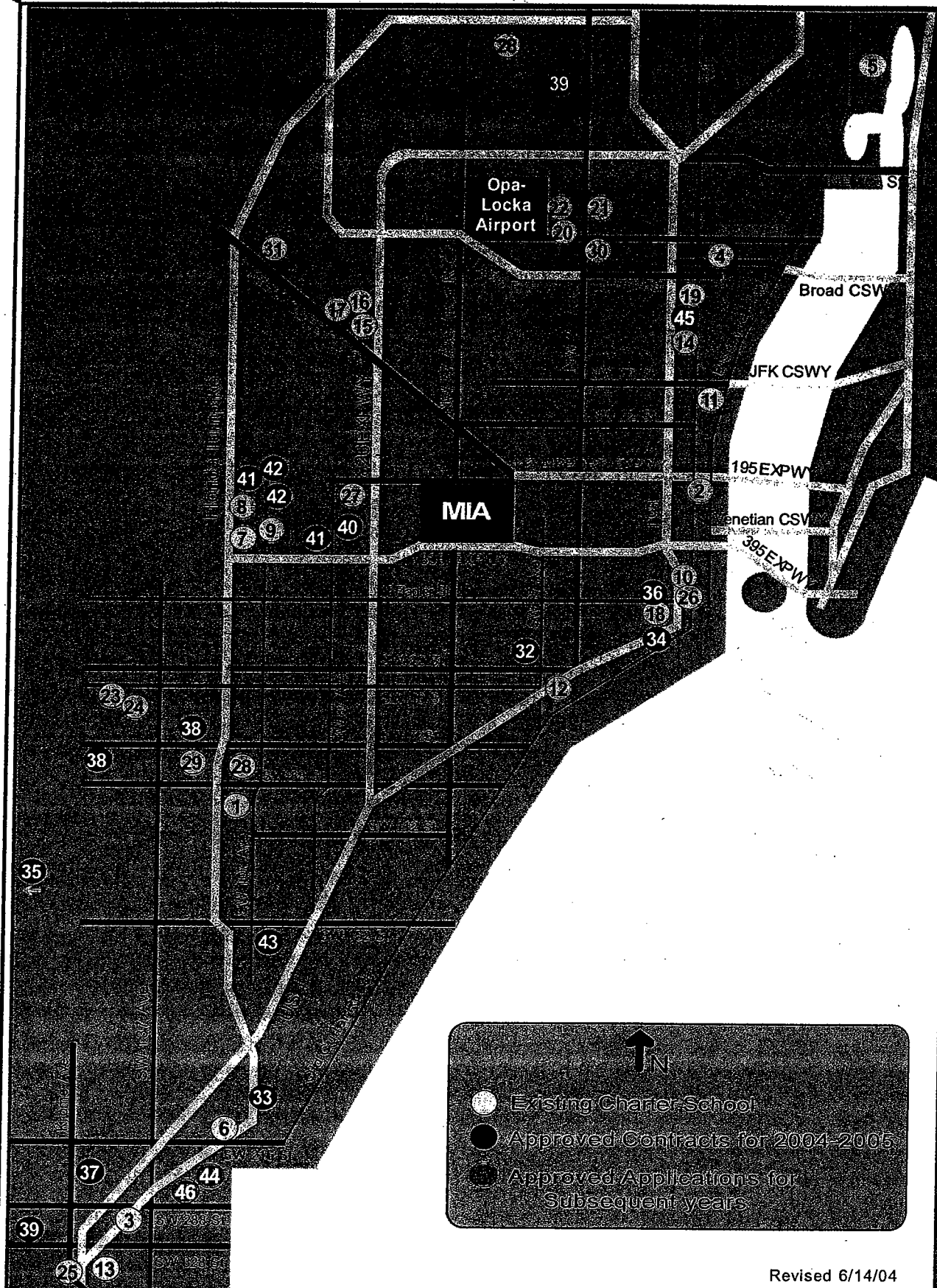
\* Locations pending final School Board approval.

## Approved Contracts for Subsequent Years

- 44 Dr. Joseph Coats Grace Community Charter School, SW 248 Street & 112 Avenue, Miami, FL
- 45 Miami Shores Charter Middle/Senior High School, NW 11441 NW Second Avenue,  
Miami Shores, FL 33168
- 46 Summerville Charter School, SW 246 Street and 117 Avenue, Miami, FL

## Approved Applications

- 47 Mater Academy South Charter School, Sweetwater area
- 48 Mater Gardens Academy Elementary School, Hialeah Gardens area
- 49 Mater Gardens Academy Middle School, Hialeah Gardens area
- 50 Mater Springs Academy Elementary School (location to be determined)
- 51 Mater Springs Academy Middle School (location to be determined)
- 52 Miami-Dade Charter Foundation (4 sites - locations to be determined)
- 53 North Miami/Florida International University Charter Senior High School, NE 151 St. & Biscayne, North Miami, FL
- 54 Sabal Palm Charter High School, Hialeah area
- 55 Somerset Academy (6 sites - locations to be determined)
- 56 Spirit City Academy (location to be determined)
- 57 Sunset Academy (location to be determined)
- 58 The City of North Miami/Florida International University Charter School (location to be determined)



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- Existing Charter School
- Approved Contracts for 2004-2005
- Approved Applications for Subsequent years